

# Princess Anne Quarter East Virginia Beach

2340 Pierce Lane | Homesite 12

**Sales Price**  
**\$639,900\***



## COMMUNITY HIGHLIGHTS

Princess Anne  
Quarter East

### Sales Center:

2340 Pierce Ln.  
Virginia Beach, VA 23453  
757-404-6636

- Flexible floor plans,  
4 - 6 Bedrooms
- 2,300-3,801 SF
- No Homeowners  
Association
- Ashdon Energy Advantage
- Tankless water heater
- Hardwood foyer,  
garage entry,  
kitchen/breakfast area
- Tile floor, shower walls  
& tub surround in  
Master Bath
- Kellam School District
- Close to Oceana &  
Dam Neck Bases

**\$25,000\*+  
in free options  
included.**

Closing Cost  
Assistance with  
Preferred Lender!



**5 BR / 3.5 BA | 3,800 SF  
MOVE-IN READY!**

The Grand Aruba

- 1st Floor Guest Suite
- Craftsman stone & siding  
accents to exterior
- Gourmet kitchen with slide-in gas  
range, chimney hood, farm sink  
& quartz counters
- Soft close cabinets throughout
- Study with French doors
- Three tone paint throughout
- Mudroom Built-Ins
- Cabinets in laundry room  
with folding counter
- Master Bath with Custom Tile  
Shower, Rainfall Shower Head &  
Free Standing Tub
- Tile in All Baths and Laundry
- 7.5" Hardwood throughout living  
areas on first floor
- 2 year systems, 10 year structural  
warranty (2-10 HBW Program)
- 1 year builder warranty

*Ashdon*  
**BUILDERS**  
It's About Living

[ashdonbuilders.com](http://ashdonbuilders.com)

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This floor plan shows the second level of a house. The layout includes:

- BEDROOM #5**: 13'-10" X 13'-2"
- BATH**: 8'-1" X 5'-8"
- CLOSET**: 5'-5" X 5'-8"
- GARAGE**: 19'-8" X 21'-4"
- BREAKFAST NOOK**: 15'-9" X 9'-10"
- KITCHEN**: 15'-8" X 14'-10"
- PANTRY**: 6'-0" X 4'-0"
- DINING**: 13'-2" X 13'-8"
- PORCH**: 20'-11" X 5'-11"
- FAMILY**: 17'-2" X 17'-0"
- POWDER**: 5'-0" X 7'-10"
- FOYER**
- FLEX/OPT. STUDY**: 11'-10" X 12'-6"

The plan also features several optional elements indicated by dashed lines or arrows:

- Optional Tray Ceiling** in the Dining area.
- Optional Midwestern Built-in** near the Kitchen.
- Optional Half Bathroom** near the Kitchen.
- Optional Stairs** leading up from the Foyer.
- Optional Stairs** leading down from the Family room.
- Optional Stairs** leading down from the Flex/Opt. Study.

A note at the bottom right states: "Stairs are R/W'd."

The floor plan for the second floor includes the following rooms and features:

- MASTER BATH**: 18'-1" X 12'-8". Features include a bathtub, toilet, and two sinks. A note indicates "See existing floor plan for location of closet".
- MSTR CLOSET**: 14'-11" X 13'-9". Includes an "Opt. Island" and "Opt. Tray Ceiling".
- GAME ROOM/BEDROOM #4**: 19'-1" X 19'-0". Features an "Optional vent bar" and a "Closet".
- MASTER BDRM**: 19'-8" X 23'-3". Includes an "Opt. Tray Ceiling" and "Opt. Barn Doors".
- BEDROOM #2**: 13'-5" X 11'-10". Includes a "Closet" and "Linen" storage.
- BEDROOM #3**: 11'-10" X 10'-2". Includes a "Closet".
- LAUNDRY**: 6'-11" X 11'-0".
- STAIRWELL**: 7'-6" X 7'-2". Includes a "DN" (down) staircase and a "Closet".

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**Wainwright**  
**REAL ESTATE**  
EST. 1951



9/13/19